139.0	0005	0001.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	1,322,300	/	1,322,300
USE VALUE:	1,322,300	/	1,322,300
ASSESSED:	1,322,300	/	1,322,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
10		HILLSDALE RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	NADAS STEPHEN J
Owner 2:	NADAS BOKOR SUSAN
Owner 3:	
Street 1:	10 HILLSDALE RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	DULISSE BRIAN K -
Owner 2:	MAHON BARBARA -
Street 1:	10 HILLSDALE RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .136 Sq. Ft. of land mainly classified as One Family with a Garrison Building built about 1936, having primarily Wood Shingle Exterior and 2555 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 9 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5945.000	783,800		538,500	1,322,300
Total Card	0.136	783,800		538,500	1,322,300
Total Parcel	0.136	783,800		538,500	1,322,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 517.60 | /Parcel: 517.60

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	89442
GIS Ref	
GIS Ref	
Insp Date	09/29/17

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 139.0-0005-0001.0

!10765!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	783,800	0	5,945.	538,500	1,322,300		Year end	12/23/2021
2021	101	FV	762,200	0	5,945.	538,500	1,300,700		Year End Roll	12/10/2020
2020	101	FV	762,300	0	5,945.	538,500	1,300,800	1,300,800	Year End Roll	12/18/2019
2019	101	FV	548,400	0	5,945.	568,400	1,116,800	1,116,800	Year End Roll	1/3/2019
2018	101	FV	548,400	0	5,945.	418,800	967,200	967,200	Year End Roll	12/20/2017
2017	101	FV	555,000	0	5,945.	400,900	955,900	955,900	Year End Roll	1/3/2017
2016	101	FV	555,000	0	5,945.	371,000	926,000	926,000	Year End	1/4/2016
2015	101	FV	525,200	0	5,945.	311,100	836,300	836,300	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	11:19:53

LAST REV

Date	Time
10/11/17	10:44:01
apro	

USER DEFINED

Prior Id # 1:	89442
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 10765

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
DULISSE BRIAN K	53031-528		6/19/2009		822,000	No	No		
SMITH MARGARET	35585-32		5/31/2002		641,000	No	No		
	9876-420		1/1/1901			No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/23/2016	1166	Redo Bat	39,198	O				
9/23/2011	1176	Manual	10,825	C				remodel 1st fl bat
2/16/2005	97	Re-Roof	7,000					
11/6/2003	955	Redo Kit	84,174	C		G6	GR FY06	REAR ADD, FOUNDATI

ACTIVITY INFORMATION

Date	Result	By	Name
9/29/2017	Meas/Inspect	HS	Hanne S
12/6/2008	Meas/Inspect	201	PATRIOT
7/11/2005	Permit Visit	BR	B Rossignol
8/31/2002	MLS	MM	Mary M
11/29/1999	Mailer Sent		
11/10/1999	Measured	264	PATRIOT
3/1/1992		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5945		Sq. Ft.	Site		0	90.	1.01	10									538,517						538,500	

Total AC/HA:	0.13648	Total SF/SM:	5945	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	538,517	Spl Credit		Total:	538,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	05 - Garrison		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:	16 - Stone Vene	5	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	B+ - Good (+)		
Year Blt:	1936	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G10	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	2		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:	1	Rating:	Average
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	2	Rating:	Very Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	140.00
Size Adj.:	1.12382674
Const Adj.:	0.99138588
Adj $ / SQ:	155.980
Other Features:	126000
Grade Factor:	1.46
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	821547
Depreciation:	37791
Depreciated Total:	783756

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units	1		
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O	
Other													
Upper													
Lvl 2													
Lvl 1													
Lower													
Totals	RMs:	9	BRs:	4	Baths:	1	HB	1					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	2003
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	9	4	
Totals			
1	9	4	

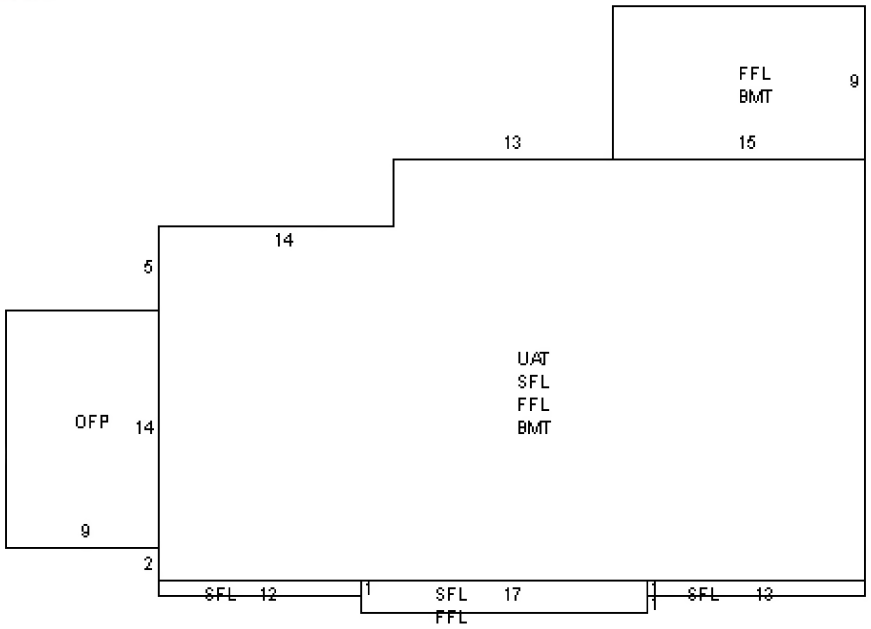
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	227.73
Special Features:	0	Val/Su Net:	210.70
Final Total:	783800	Val/Su SzAd	353.70

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,163	155.980	181,405
BMT	Basement	1,129	63.640	71,850
SFL	Second Floor	1,053	155.980	164,247
UAT	Upper Attic	249	62.390	15,504
OFP	Open Porch	126	29.340	3,697

Net Sketched Area:	3,720			Total:	436,703
Size Ad	2216	Gross Area	4465	FinArea	2555

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	GFB	30	G	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 139.0-0005-0001.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	